



**CITY OF DANBURY**  
155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810

ZONING BOARD OF APPEALS  
(203) 797-4525  
(203) 797-4586 (FAX)

AGENDA – REGULAR MEETING  
**December 10, 2015**  
COMMON COUNCIL CHAMBERS  
7:00 PM

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ROLL CALL:

CONTINUATION OF PUBLIC HEARING:

**# 15-37** – CONTINUED from 10/22/15: Neil R. Marcus, 4 Reservoir Road (K19006), Sec.4.A.3., reduce side yard setback from 30 ft. to 2.5 ft.; and rear yard setback from 30 ft. to 1.8 ft. for detached accessory use (RA-80 Zone).

NEW BUSINESS:

**# 15-47** – Elan Kennedy Flats, LLC, 1 Kennedy Ave. (H14356, H14356-1), Sec.8.E.2.c., and 8.E.2.e., to allow 2 projecting 3 ft. x 15 ft. double-faced directly illuminated signs to exceed 24 sq.ft. in sign face area, and to exceed 6 ft. in total height (C-CBD Zone).

**# 15-43** – Jennifer & Jonathan Kuczwaj, 65-67 King St.(C06052), Sec.3.G.3.b., to increase detached accessory use / garage building height from 15 ft. to average 20.5 ft. (RA-40 Zone).

**# 15-44** – Christopher & Nicole L. Calorossi, 239 Middle River Rd.(B07045), Sec.4.A.3., to reduce N side yard setback from 40 ft. to 25.7 ft., to reduce S side yard setback from 40 ft. to 29.3 ft. for res. addition (RA-80 Zone).

**# 15-45** – Bernard & Angela Droulette, 5 Bennett Pl.(H14152), Sec.4.C.3., to reduce min. req'd. front yard setback from 20 ft. to 7.5± ft.; to reduce min. side yard setback from 15 ft. to 13± ft. for 2-family dwelling porch (R-3 Zone).

**# 15-46** – Clevis Almeida Roberto, 3 Ken Oaks Drive (D16062), Sec.8.A.2.c.(4)., to permit bottom edge of excavation to be within 5 ft. of property line for retaining wall (RA-40 Zone).

**# 15-48** – Robert & Valerie Fields, 10 Lake Terrace Dr.(J03108), Sec.4.A.3., to increase max. allowed building coverage from 20% to 22.4% for single-family res. expansion (RA-20 Zone).

OTHER MATTERS:

ACCEPTANCE OF MINUTES:

NOTE: The next regular ZBA meeting is scheduled for January 14, 2016.

ADJOURNMENT:

Richard S. Jowdy, Chairman